

**FOR SALE**  
\$649,500

1.02 Acre Development Site | 810 SW Haas Ave, Port St Lucie, FL 34953

*St Lucie River*



**DOLLAR  
GENERAL**



Presented By:

**NAI Southcoast**

**J. Jeffery Allman, Jr.**

Principal | Broker Associate

+1 772 286 6292 c +1 772 283 1555

jeff@naisouthcoast.com

**Nikolaus M. Schroth, CCIM**

Principal | Broker Associate

+1 772 286 6292

nikschroth@naisouthcoast.com

**James McKinney**

Sales Associate

+1 772 349 3414

jamesmckinney@naisouthcoast.com



NAI Southcoast | 100 SW Albany Avenue, 2nd Floor, Stuart, FL 34994 | O: 772.286.6292 | naisouthcoast.com



# Property Details

Location:	810 SW Haas Ave Port St. Lucie, FL 34953
Site Size:	±1.02 Acres
Parcel ID:	3420-660-2972-000-5
Frontage:	200' on Port St. Lucie Boulevard 151' on SW Haas Ave 151' on SW Kappa Ave
Zoning:	Limited Mixed Use (LMD)
Future Land Use:	Residential - Office - Institutional (ROI)
Traffic Count:	10,000 Annual Average Daily Traffic on Port St. Lucie Blvd.

# Property Overview

This 1.02-acre property is zoned for Limited Mixed Use. Located at the corner of Port St. Lucie Blvd and SW Haas Ave, as well as the corner of Port St. Lucie Blvd and SW Kappa Ave, this parcel offers an estimated traffic count of 10,000 AADT along PSL Blvd.

Less than a mile to the south of the subject at the intersection of Port St. Lucie Blvd. and SW Becker Road, there is Becker Crossings at the SWC, which will include Wawa, as well as a grocery anchored shopping center at the NWC, which is proposed to include Aldi, McDonald's, Circle-K, AutoZone, a national childcare academy, as well as a national dental care user.

This property is ideal for residential, a retail plaza, professional offices, medical offices, or similar business development purposes.



## Sec. 158.120. - Neighborhood Convenience Commercial (CN)

**(A) Purpose.** The purpose of the neighborhood convenience commercial zoning district (CN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the district.

**(B) Permitted Principal Uses and Structures.** The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

(1) Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on-premises consumption in accordance with Chapter 110.

(2) Dry cleaning or laundry pick-up station for work to be sent elsewhere.

(3) Restaurant (not including drive-through facilities) with or without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Office for administrative, business, or professional use.

(5) Enclosed assembly area 3,000 square feet or less, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(6) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(7) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

**(C) Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.(2) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(3) Publicly-owned or operated building or use.

(4) Public utility facility, including water pumping plant, reservoir, and electrical substation.

(5) Service station (as separate use or in conjunction with a permitted use).

(6) Retail plant nursery with outside sales and storage of living plant material.

(7) Retail convenience stores with or without fuel service station and without drive-through service.

(8) Bars, lounges, and night clubs in accordance with Chapter 110.

**(D) Accessory Uses.** As set forth in section 158.217.(E)Minimum and Maximum Lot Requirement. A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. The maximum lot size shall not exceed four (4) acres. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained within the City of Port St. Lucie Land Use Conversion Manual.

**(F) Maximum Building Coverage.** Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

**(G) Maximum Building Height.** Twenty-five (25) feet.

**(H) Minimum Building Size and Minimum Living Area.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. For automobile service stations: nine hundred (900) square feet. Apartment-type living quarters: Six hundred (600) square feet.

**(I) Setback Requirements and Landscaping.**

**(1) Front Setback.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

**(2) Side Setback.** Each lot shall maintain two (2) side yards with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential future land use category or to a public right-of-way.

**(3) Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty-five (25) feet shall be required when it abuts a residential future land use category, public right-of-way.

**(4) Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan.

**(J) Off-Street Parking and Service Requirements.** As set forth in section 158.221.

**(K) Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-124, § 1, 11-12-02; Ord. No. 10-03, § 1, 6-14-10; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 20-25, § 2, 5-11-20; Ord. No. 25-06, § 2(Exh. C), 1-27-25; Ord. No. 25-24, § 2(Exh. C), 5-12-25)



LOOKING NORTH



SW HAAS AVE

±1.02 Acres

SW KAPPA AVE

SW PORT ST LUCIE BLVD

AADT: 10,000



1.02 ACRE DEVELOPMENT SITE | 810 SW Haas Ave, Port St Lucie, FL 34953

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LOOKING  
SOUTHWEST



AADTE 10,000

SW KAPPA AVE

±1.02 Acres

SW PORT ST LUCIE BLVD

SW HAAS AVE



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SW PORT ST LUCIE BLVD

**±1.02 Acres**

SW HAAS AVE

SW KAPPA AVE





LOOKING WEST



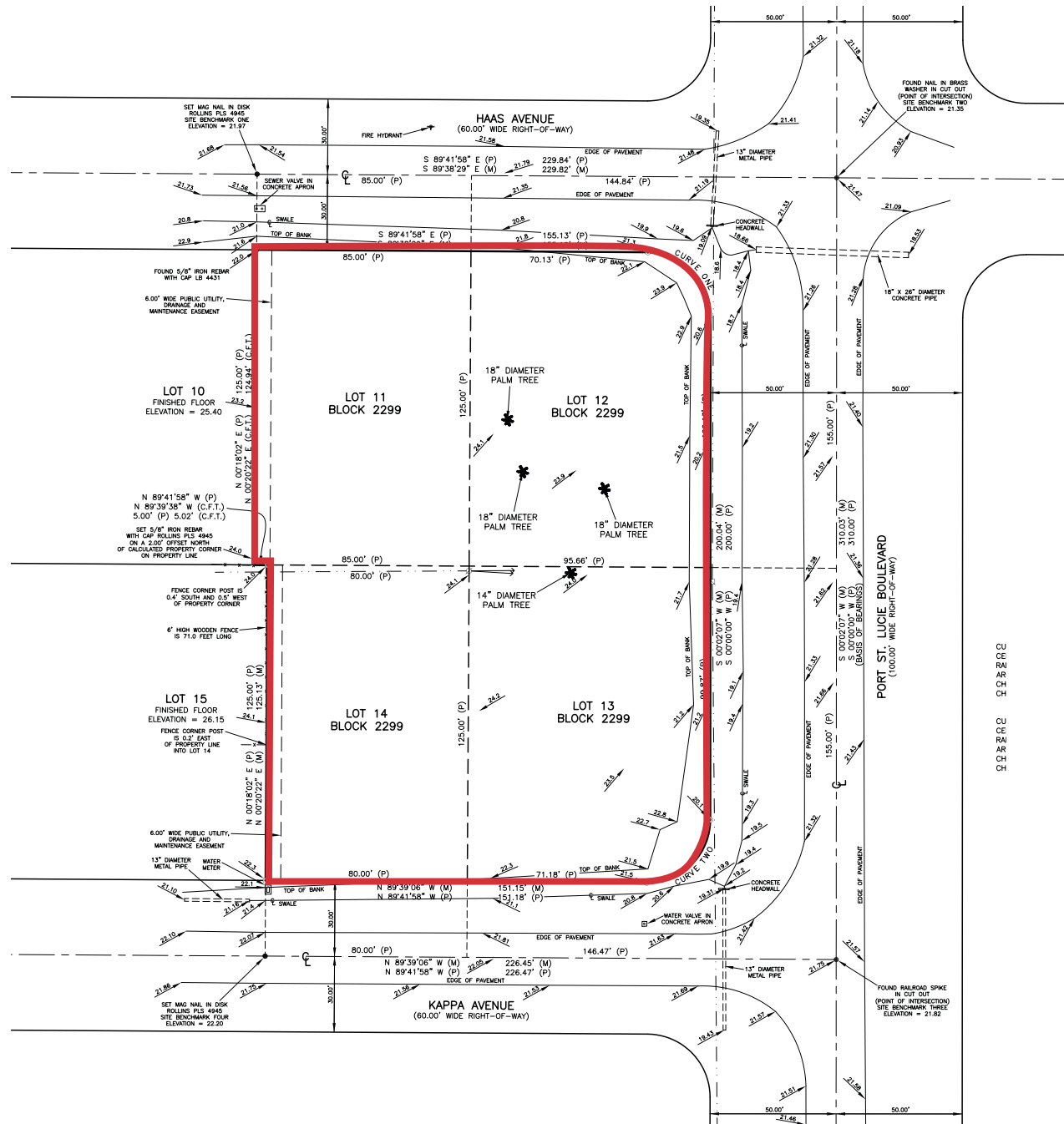
**±1.02 Acres**

SW PORT ST LUCIE BLVD

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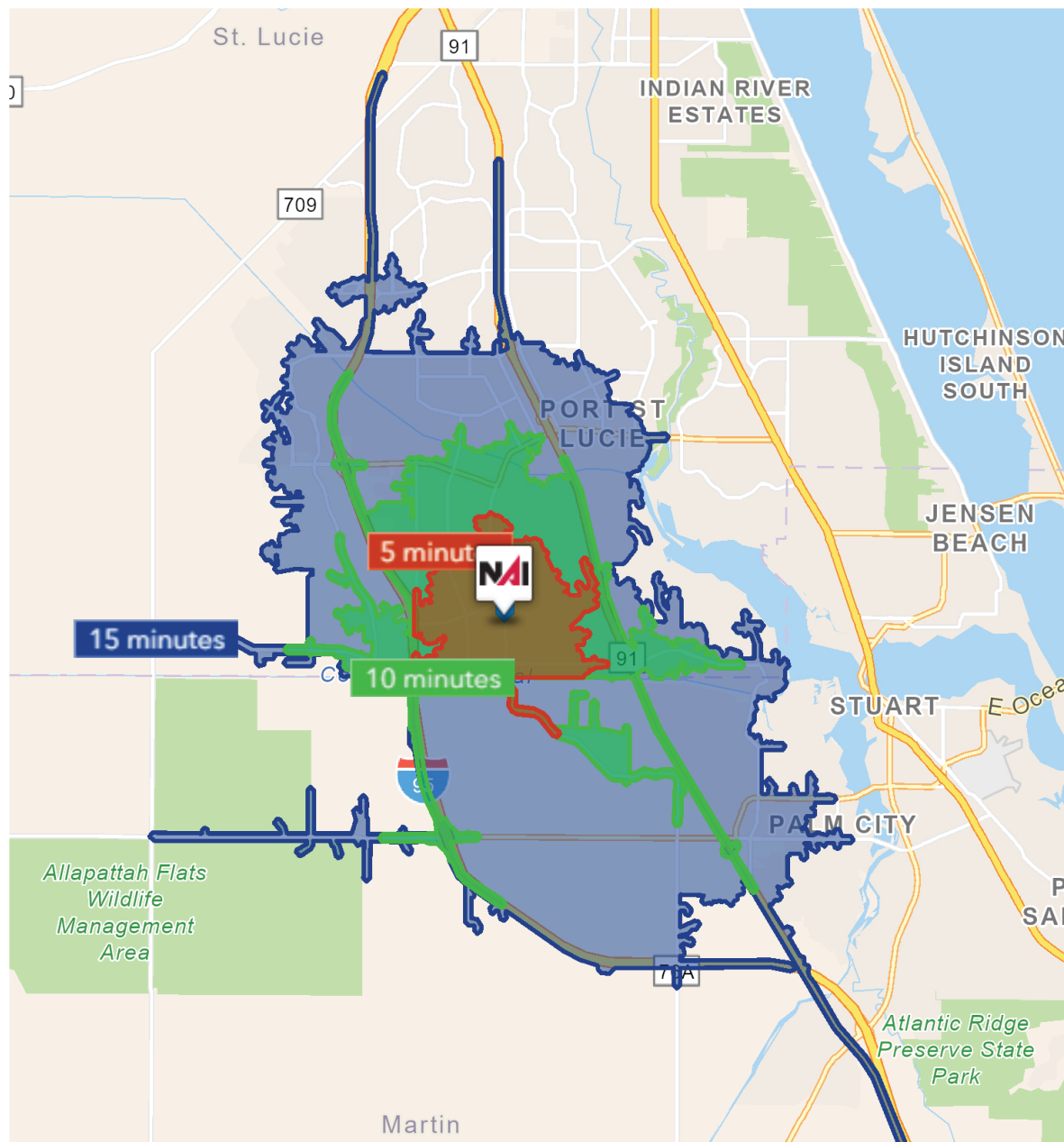










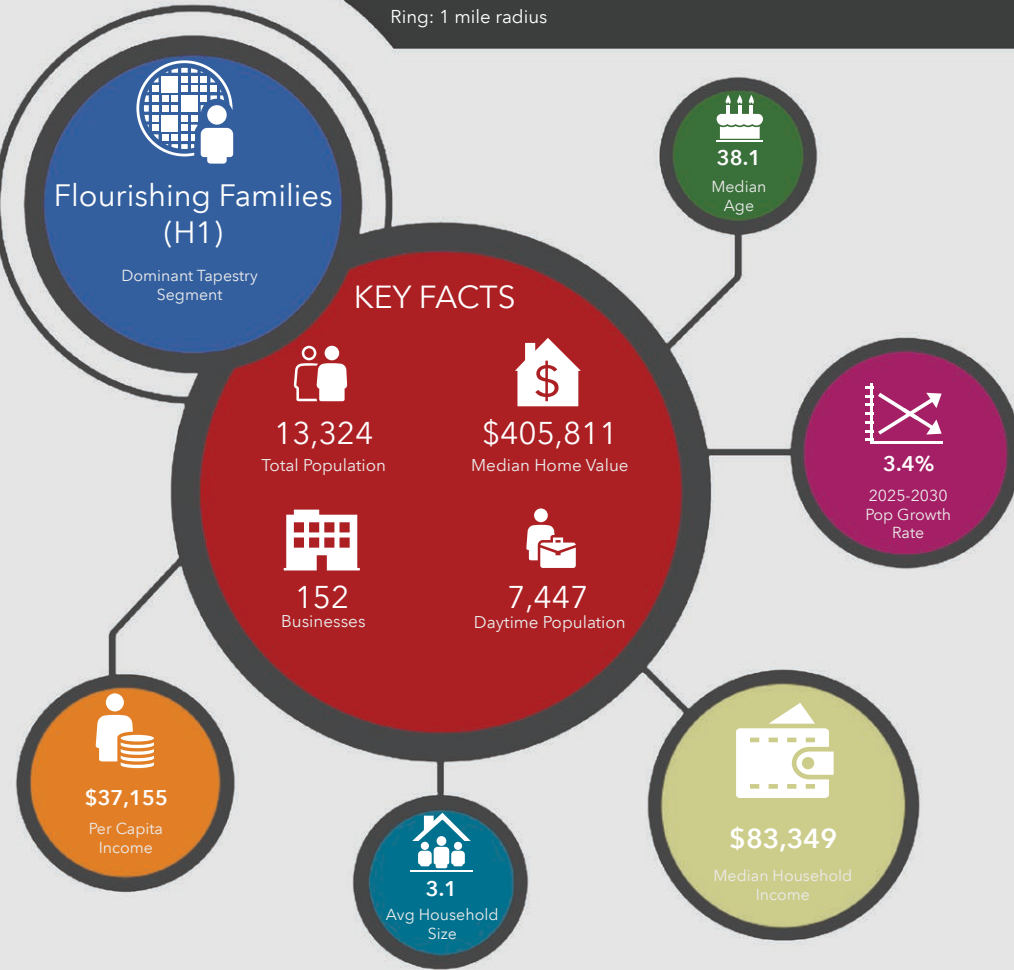


5 Minutes	10 Minutes	15 Minutes
19,715 2010 Population	40,160 2010 Population	93,167 2010 Population
30,743 2025 Population	59,953 2025 Population	140,567 2025 Population
55.9% 2010-2025 Population Growth	49.2% 2010-2025 Population Growth	50.8% 2010-2025 Population Growth
3.31% 2025-2030 (Annual) Est. Population Growth	3.08% 2025-2030 (Annual) Est. Population Growth	2.75% 2025-2030 (Annual) Est. Population Growth
38.5 2025 Median Age	39.5 2025 Median Age	43.0 2025 Median Age
\$115,120 Average Household Income	\$111,198 Average Household Income	\$114,608 Average Household Income
37.9% Percentage with Associates Degree or Better	38.3% Percentage with Associates Degree or Better	43.5% Percentage with Associates Degree or Better
47.7% Percentage in White Collar Profession	52.2% Percentage in White Collar Profession	56.8% Percentage in White Collar Profession

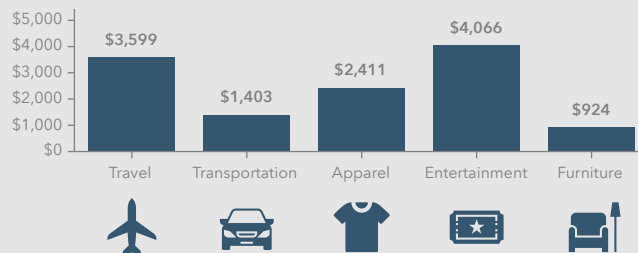


810 SW Haas Ave, Port Saint Lucie, Florida, 34953

Ring: 1 mile radius



#### KEY SPENDING FACTS



#### Population

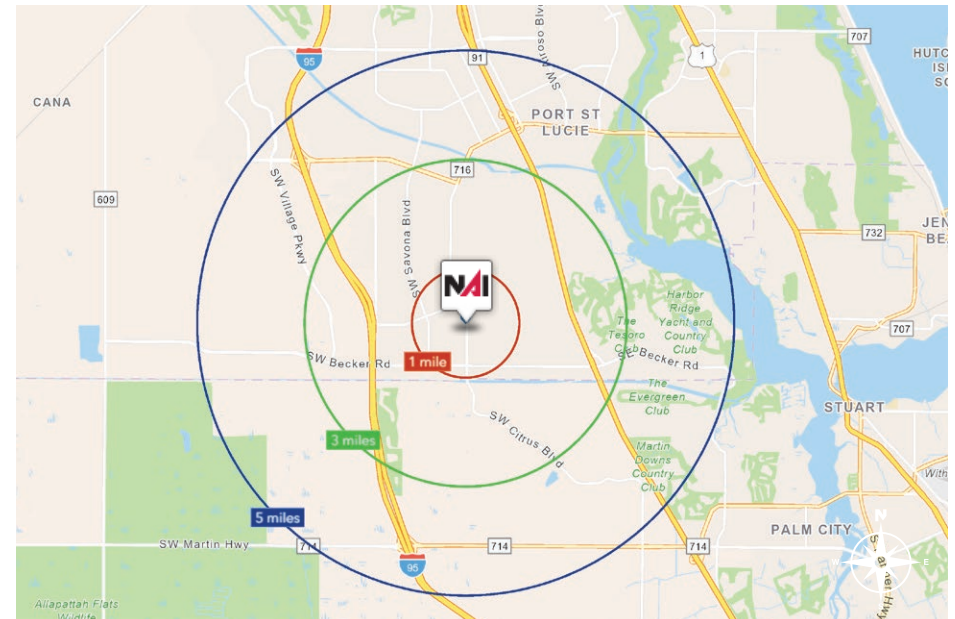
1 Mile:	13,324
3 Mile:	60,730
5 Mile:	127,358

#### Average Household Income

1 Mile:	\$114,783
3 Mile:	\$117,962
5 Mile:	\$116,163

#### Median Age

1 Mile:	38.1
3 Mile:	40.5
5 Mile:	43.2



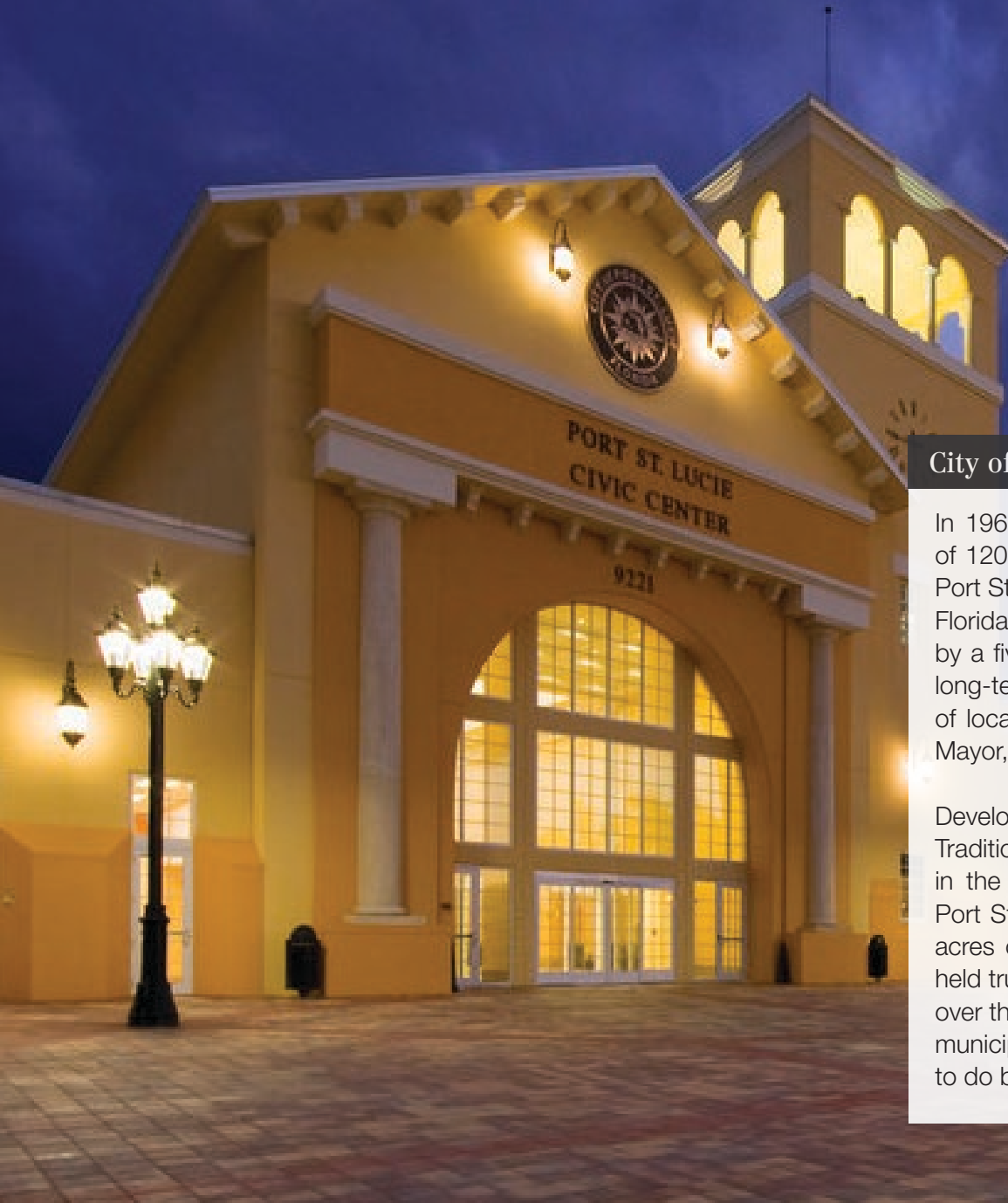
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COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household





### City of Port St Lucie, Florida

In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 255,000, the City of Port St. Lucie is the 6th largest City in Florida, the 3rd largest City in South Florida, and the 112th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development pattern has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As a pro-growth municipality, Port St. Lucie is generally viewed as a favorable environment to do business.



## St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

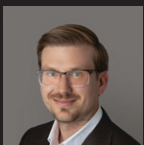
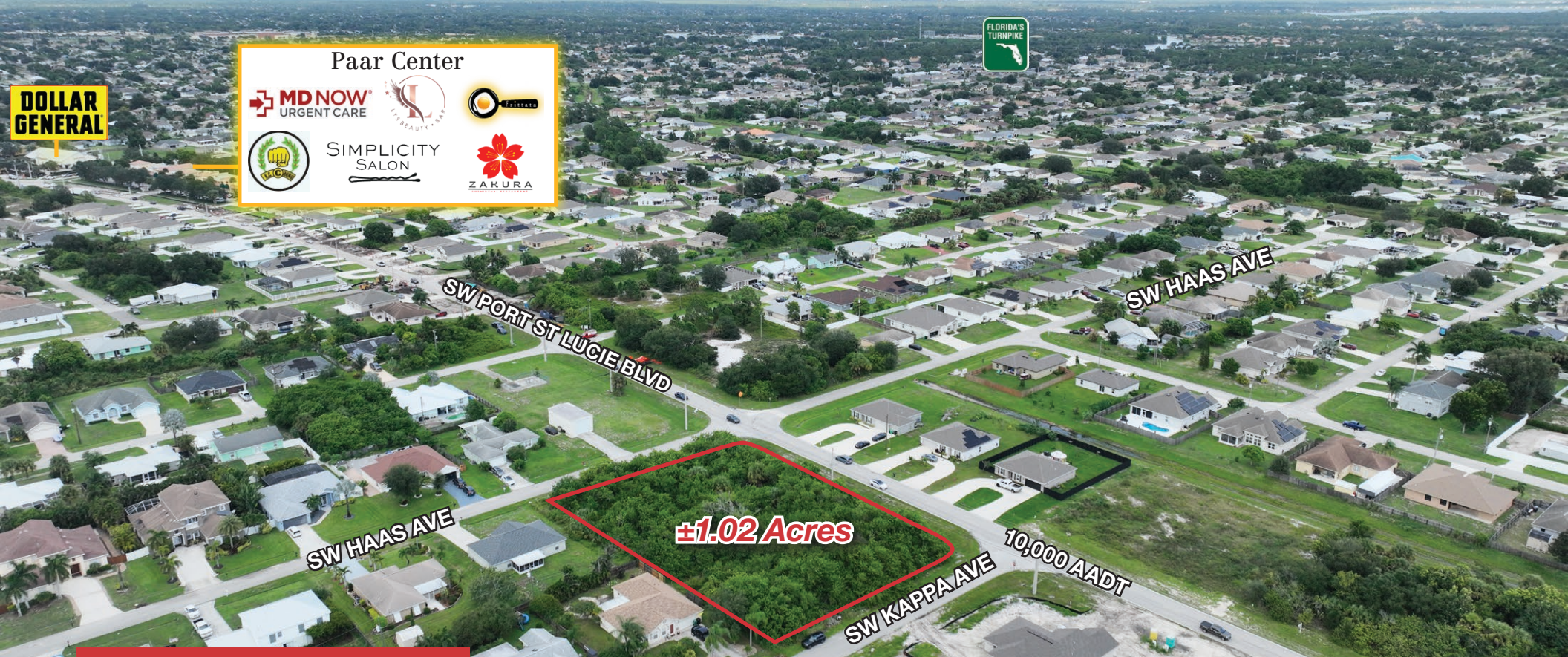
The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.





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